ENGINEERING PRIORITIES FOR THE 2430 E STREET COMPLEX

The following items, while not a complete listing of all existing deficiencies at the 2430 E Street Complex, represent the items of major concern to the Real Estate and Construction Division. It is felt that if a sincere and dedicated effort is made to correct these problems, major improvements to the habitability and working environment will result. Therefore, this list reflects a first step towards the overall rehabilitation of the Complex.

1. Heating, Ventilating, and Air Conditioning (HVAC) Improvements

A. Automatic Controls - The controls for the major HVAC systems serving South, East, and Central Buildings are not functioning properly and are in need of repair and/or replacement. In lieu of correcting this problem, GSA has attempted to regulate temperatures within the buildings during this past heating season by manually controlling the amount of steam provided to the complex. This method has provided less than satisfactory results. This problem should be corrected before the next heating season.

B. East Building - The East Building is equipped with a single pipe steam radiator heating system. Hand valves are provided on each radiator in order to manually control the temperature within the space. In many instances these valves are inoperable. The existing valves on each radiator should be replaced with new thermostatic valves which would allow the temperature within the space to be controlled automatically. This modification would provide uniform control of temperatures within the building and conserve energy.

C. Window Air Conditioners - The majority of the offices in the three buildings are equipped with window air-conditioning units. Many of the units are antiquated and are not operating at full capacity. These units should be repaired or replaced as required.

2. Roofing and Waterproofing

A. South Building - The roof on South Building has been neglected and is in disrepair. Slate is broken or missing in various locations. Several water leaks are evident on the third floor along the exterior walls.

2. Roofing and Waterproofing (Cont'd.)

B. Central Building - Several water leaks are evident on the second floor as a result of roofing leaks, plumbing leaks, or leaks from the Mechanical Room located in the attic. The hidden wood gutters along the eaves are rotting and allow rain water to flow down the exterior of the building. As a result of this, the exterior walls of the building exhibit evidence of a severe moisture penetration problem. The existing gutters should be repaired and the exterior of the building treated with a silicon waterproofing process.

3. Fire Safety

A. Central Building - The northwest wing of the first floor presently houses a darkroom. It is equipped with a revolving darkroom door and contains substances which would produce toxic fumes in the event of a fire. Due to the restricted egress from this area in the event of a fire, a fire escape should be provided. The Agency has developed a conceptual plan for the fire escape which would also improve the safety characteristics of the existing fire escape from the second floor.

B. Emergency Lighting - Numerous deficiencies exist throughout the three buildings in regard to emergency lighting. A survey should be conducted and new emergency lights installed as required.

C. Fire Detection - Several heat detectors throughout the complex are in need of repair or replacement.

D. Emergency Generator - The emergency generator serving the complex is in disrepair. The generator was originally designed and installed to start automatically in the event of a power failure. During a recent power failure, the generator failed to start and GSA had to be called. Due to the nature of operations at the complex, the generator should have its automatic start capability restored.

4. Bathroom Renovations

A. Central Building - All bathrooms in Central Building, with the exception of the basement, are in desperate need of renovations. Moisture penetration of the walls has caused the plaster to spall and has destroyed suspended ceilings. Wood partitions, in violation of health codes, can be found along with loose and improperly anchored partitions. Exhaust fans are lacking in several bathrooms. A condensate line from the attic mechanical room presently drains into a bathroom slop sink, and has caused flooding on occasion.

4. Bathroom Renovations (Cont'd.)

B. South Building - While South Building bathrooms are not in the deplorable condition that Central Building's bathrooms are, they require work in regards to painting, new fixtures and exhaust fans.

5. Site Improvements

A. East Building - The lack of handrails and lights on the exterior steps of East Building is a safety hazard, especially during winter months and inclement weather.

B. Storm Drains - The majority of storm sewer catch basins at the complex are clogged with dirt and debris and do not function as designed. As a result the paved areas of the complex do not drain properly. Existing catch basins need to be thoroughly cleaned and additional new catch basins are needed. A new downspout on Central Building is causing severe erosion and needs to be tied directly into the storm sewer.

C. Water Main Leaks - Indications are that a water main leak behind South Building that was thought to have been thoroughly repaired is continuing to leak.

D. Perimeter Lighting - Numerous outdoor perimeter lighting fixtures within the complex are defective and need replacement.

6. Electrical

A. The electrical service provided to the three buildings is presently adequate; however, there is little if any spare capacity. In view of future foreseen demands such as additional computer usage at the complex, additional electrical capacity is needed in all three buildings. The priority being as follows: South, Central, East.

B. Numerous electrical deficiencies, such as the grounding of outlets as defined in the Health & Safety Report have not yet been corrected.